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**Planning and Development Act 2000, as amended**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D25B/0534/WEB**

**Appeal** by Niamh McCourt and John McCarrick against the decision made on the 17<sup>th</sup> day of November, 2025 by Dún Laoghaire-Rathdown County Council to refuse permission for development comprising dormer window to front of existing dwelling, extension to existing dormer to rear (previously granted under register reference D21A/0769) with window to side, all at 1A, Ailesbury Lawn, Dundrum, Dublin.

## **Decision**

**GRANT** permission for the provision of the proposed dormer to the front of existing dwelling in accordance with the said plans and particulars based on the reasons and considerations marked (1) under and subject to the condition set out below.

**REFUSE** permission for for the proposed extension to the existing dormer to the rear of the dwelling for the reasons and considerations marked (2) set out below.

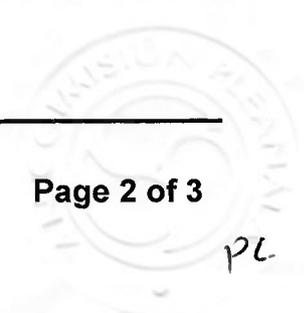
## Reasons and Considerations (1)

Having regard to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022 - 2028 and to the pattern of development in the vicinity, it is considered that, subject to compliance with the condition set out below, the proposed dormer to the front of the dwelling (north) does not visually dominate the front elevation, is consistent with Section 12.3.7.1 of the Development Plan, would not seriously injure the character of the area or the residential amenities of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### Condition

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application.

**Reason:** In the interest of clarity.



## Reasons and Considerations (2)

Having regard to the pattern of development in the vicinity and to the location of the dwelling on a corner site, it is considered that the proposed extension to the dormer to the rear of the dwelling (south) would represent an overdevelopment of the site by the creation of a dominant flat roof on the rear elevation, which is inconsistent with Section 12.3.7.1 of the Dún Laoghaire-Rathdown County Development Plan 2022 - 2028, would be visually incoherent with the design of the house, and would, therefore, be contrary to the proper planning and sustainable development of the area.



**Paul Caprani**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate  
the seal of the Commission.**



Dated this *23<sup>rd</sup>* day of *March* 2026.